



Planning Commission Workshop Agenda

CITY HALL
CONFERENCE ROOM 2A
JULY 7, 2011
6:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

III. ITEM

ZON11-01: A request for the Planning Commission to initiate a request to amend the existing PAD (Planned Area Development) ZON11-01, located at 9802 West Bethany Home Road adjacent to the Loop 101 freeway on the north side of Bethany Home Road. The amendment will incorporate additional land uses that create more flexibility in developing the property. These uses will include hotels, entertainment, professional offices and general retail. High density urban residences incorporated into mixed-use building forms are encouraged with the development of this site. Staff contact: Bill Luttrell, Senior Planner (Yucca District).

IV. OTHER BUSINESS

V. ADJOURNMENT

FOR SPECIAL ACCOMMODATIONS



Please contact Diana Figueroa at (623) 930-2808 or dfigueroa@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.



Planning Commission Workshop Staff Report

DATE: July 7, 2011 **AGENDA ITEM:** /

TO: Planning Commission

FROM: Tabitha Perry, Principal Planner
PRESENTED BY: Bill Luttrell, Senior Planner

SUBJECT: **REQUEST FOR COMMISSION INITIATIVE ZON11-01 – 9802 WEST BETHANY HOME ROAD**

REQUEST: Initiate an amendment to an existing PAD (Planned Area Development) to modify land uses that further compliment the Loop 101 Corridor.

REQUIRED ACTION: The Planning Commission must decide whether to initiate the requested amendment. In doing so, the Commission should consider whether or not a public purpose would be served.

RECOMMENDATION: The Planning Commission should initiate the request.

PROPOSED MOTION: Move to initiate ZON11-01 in preparation of a future public hearing.

SUMMARY: The amendment to the PAD will add land uses that create more flexibility in developing the property. These uses will include an emphasis on commercial retail, hotels, entertainment, and professional offices. High density urban residences incorporated into mixed-use building forms are encouraged with the development of this site.

COMMISSION ACTION: Motion made by Commissioner _____ to initiate the request. Motion seconded by Commissioner _____. The motion was initiated ____ to ____.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as BP (Business Park).

Property Location and Size:

The property is adjacent to the Loop 101 freeway on the north side of Bethany Home Road and is 17.97 acres in size.

History:

Rezoning application ZON09-05 was approved on September 22, 2009, changing the zoning designation from A-1 (Agricultural) to PAD (Planned Area Development).

RECOMMENDATION:

The Planning Commission should initiate the request.

ATTACHMENTS:

1. Vicinity Zoning Map.
2. Aerial Photograph, dated November, 2008.

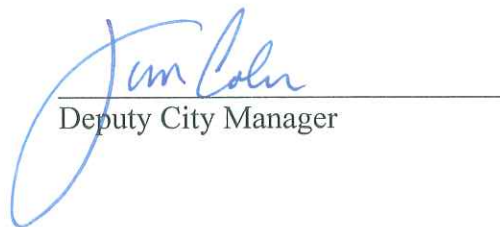
PROJECT MANAGER:

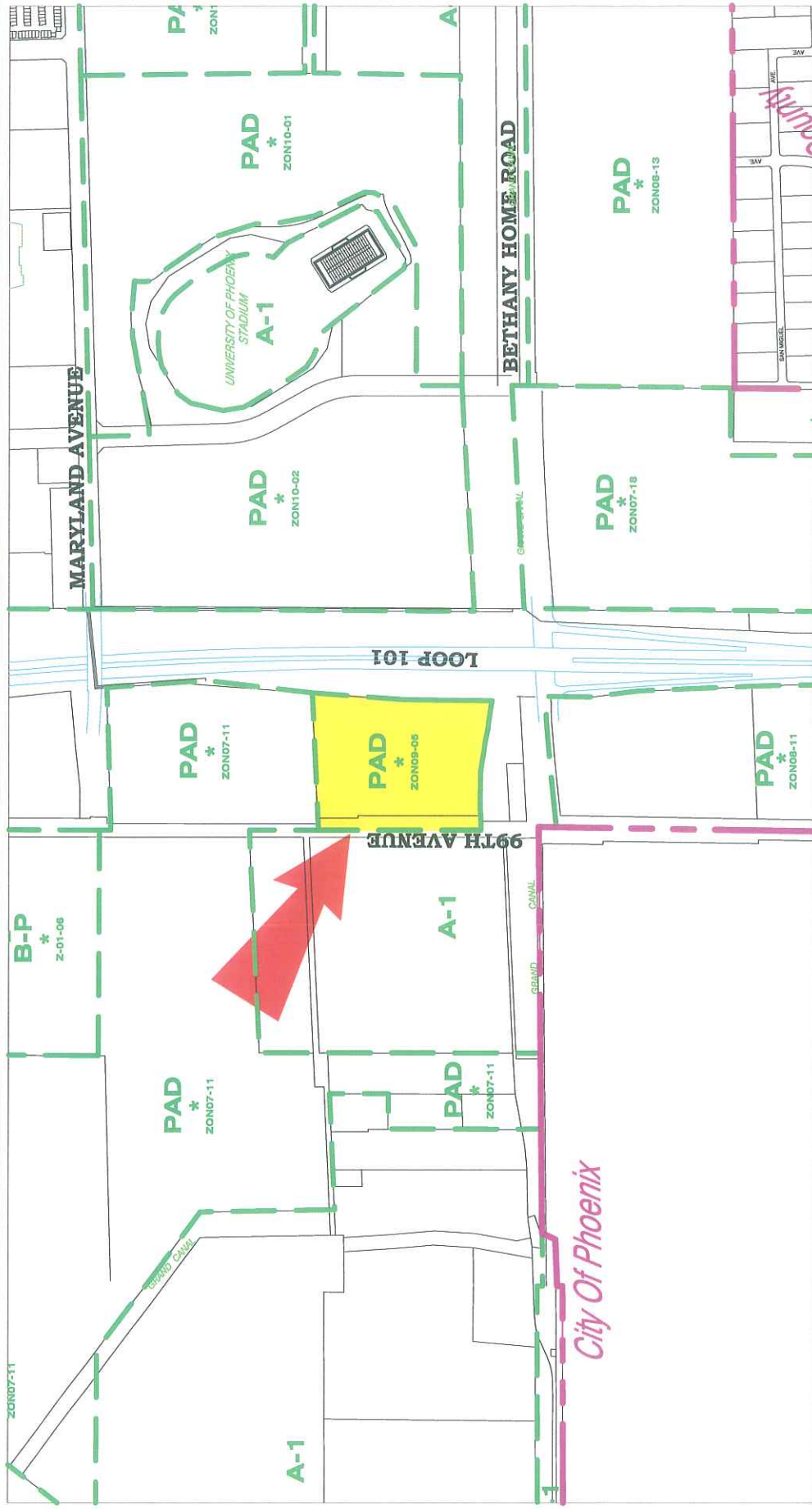
Bill Luttrell, Senior Planner (623) 930-2138
bluttrell@glendaleaz.com

REVIEWED BY:


Planning Director

BL/df


Deputy City Manager

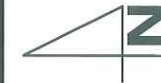


CASE NUMBER

ZON11-01

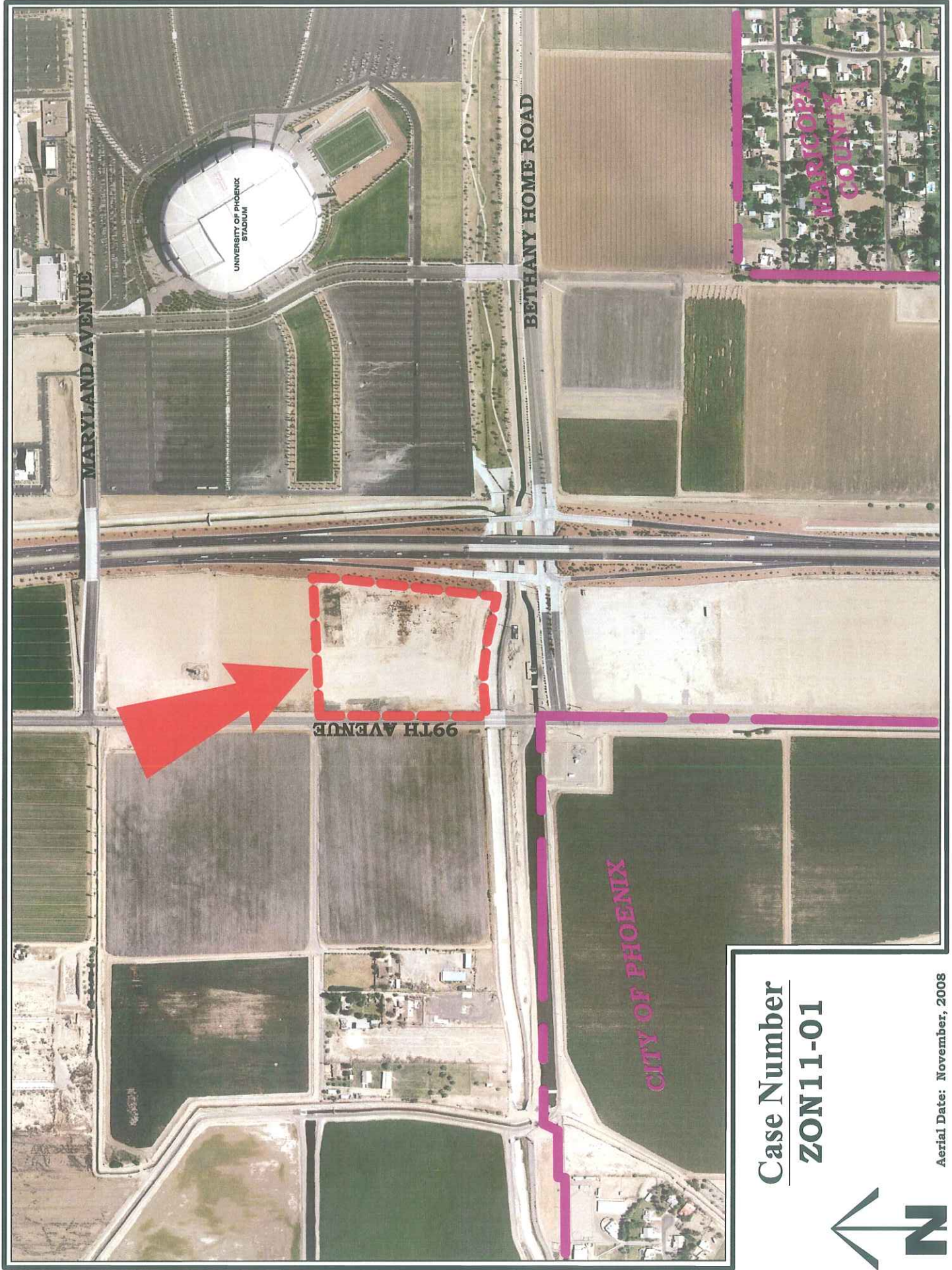
REQUEST

**PLANNING COMMISSION
INITIATIVE TO AMEND
EXISTING PAD TO ADD
ADDITIONAL LAND USES.**



LOCATION

9802 W. BETHANY HOME ROAD



Case Number
ZON11-01



Aerial Date: November, 2008